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DEPARTMENT OF PLANNING AND LAND USE

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BOARD MINUTES **HISTORIC SITE BOARD** **February 28, 2005**

ADMINISTRATIVE ITEMS

ITEM 1 – ADMINISTRATIVE

A. Board Administrative Matters and General Information

- **Call to Order**
6:35PM
- **Members Present:**
Jim Royle
Paul Johnson
Carmen Lucas
Peggy Lacy
Margie Warner
- **Staff Present:**
Donna Beddow
Glenn Russell
Gail Wright
- **Members Absent:**
Steve Estrada
- **Other General Information**
None

B. Conflict of Interest Declaration

None

C. Approval of January 24, 2005 Board Minutes

Paul Johnson moved that the 1/24/2004 minutes be approved.

2nd by Carmen Lucas

Motion carried 5-0-0

D. Reports:

- Glenn Russell: Report on presentation to the San Diego Archaeological Center Board of Trustees on the status of mitigation of archaeological sites identified during the review of County projects.
- Lynne Newell Christenson: Update on Kenwood Drive Sidewalk project, which is taking place on the Bancroft archaeological site. Two test units as well as several shovel test pits (STP's) have been done resulting in recovery of artifacts; this site, known as the ancient village of Neti, is larger than anticipated. In addition, human remains are known to be on the site; grading monitoring will be required and the mitigation will include Native American on-site monitoring. The report of the testing has not yet been completed. Historic Site Board member Carmen Lucas, who participated in the early stages of the testing, strongly suggested that consultation with the tribes take place as required by the new Sacred Sites Bill.
- Glenn Russell: Report on Senate Bill 18 (Sacred Sites Bill) Guidelines. (Meeting was held in Sacramento on Friday February 25.) Additional training on the Guidelines will be held tentatively in April, following the extended public review period and incorporation of any changes.

E. Announcements

- California Preservation Conference – Riverside at the Mission Inn. The dates are 5/12 thru 5/15, 2005.
- 40th Conference of History March 4-5, 2005

ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS

A. Public Comment – None

B. **Presentations** - George Merz, whose family has lived in the area since 1884, will talk about Jamul history. Eric Grant, Jamul/Dulzura Community Planning Group's designated representative to the Historic Site Board introduced Mr. Merz. Most of the photographic and documentary history of this family was lost in the 2003 Cedar fire.

ACTION ITEMS

ITEM 3 – JOHN B. AND BESSIE CUSHMAN HOUSE MAA02-004W¹

Applicant: Art and Deborah Gruen

Location: 2355 La Crescenta, Rancho Santa Fe; APN 265-062-09

Description: The John B. and Bessie Cushman House is a one and two story Spanish Colonial Revival stucco style house. A modern, large two-car detached garage is located to the south of the house, and a pool and cabana are located west. The house, designed by Lillian Rice and built in 1927, is associated with Bessie Cushman, the

founder of the Rancho Santa Fe Book Club, the oldest club in Rancho Santa Fe. The Historic Site Board approved recommending historic listing August 19, 2002 and participation in the Mills Act October 21, 2002.

The property owners, the Gruen's, have a family with four young children and wish to remodel and add-on to the existing residence. All architectural detailing will match the existing original residence exactly. The proposed details of the remodel and expansion are as follows:

1. Converting an existing 849 square foot detached garage into guest living quarters
2. Expanding the existing kitchen and dining room southward
3. Enlarging the existing dining terrace to the south, including an outdoor fireplace and trellis
4. Extending the family room westward by approximately 10 feet
5. Adding four children's bedrooms, each with an attached bath room and walk-in closet (1415 square feet addition)
6. Adding a new laundry room
7. Adding a new children's craft room
8. Adding a new attached 978 square foot four car garage

The existing living space is 5,678 square feet; the proposed modifications and additions total 3,383 square feet, plus 978 square feet for the proposed new attached garage. Owner Mr. Art Gruen attended the hearing and answered questions regarding the modification.

Today's Action: Recommend approval of the John B. and Bessie Cushman House modifications.

The issue was raised with respect to the driveway, a significant feature of the front landscape. The plans called for the driveway to enter on the north side of the house more in line with the new garage. The owner agreed to pursue leaving the existing circular drive intact.

Motion by Paul Johnson to recommend approval of the John B. and Bessie Cushman House modifications.

2nd by Carmen Lucas

Motion carried 5-0

DISCUSSION ITEMS

ITEM 4 – REVIEW OF 2005 GOALS

Description: Draft 2005 goals were revised and distributed. To be included in the discussion was a list of draft recommendations prepared by the Native American Heritage Commission to be included in the Sacred Sites Bill (effective March 1, 2005) that would address item (2) of the HSB 2005 goals regarding incentives to preserve archaeological sites.

2005 goals are as follows:

Procedures and Operations

- (1) Develop guidelines for documentation expected with applications for landmarking. (HSB Staff and Board) (Jim to prepare a first draft)

Research

- (2) Identify how a Mills Act-type incentive can be applied to archaeological sites. (HSB Staff)
- (3) Develop approaches to preservation of open space easements for historical resources. (HSB Staff) (Paul will provide samples of façade easements for historic properties)
- (4) Compile a list of National Register listed or eligible properties in the unincorporated area, and identify those potentially eligible for the Mills Act. (HSB Staff)

Outreach

- (5) Develop outreach materials for distribution to interested individuals and organizations:
 - Brochure with general information, site listing advantages, and procedures (Board)
 - Update PowerPoint presentation for use by HSB (HSB Staff and Board)
- (6) Schedule presentations to at least three appropriate groups (HSB Staff and Board)
- (7) Distribute Mills Act information to owners of properties landmarked by the earlier HSB. (HSB Staff) (ongoing)
- (8) Upgrade the HSB portion of the County's Web site. (HSB staff)

Grants

- (9) Submit two applications for CLG grants:
 - Review and update Julian Historic District information and submit eligible properties for California Register. (HSB Staff)
 - Proposal from County Parks (HSB Staff and County Historian)

Other

- (10) Ongoing presentations and training at monthly HSB meetings. (HSB staff)
- (11) Historic Landscapes (National Park Service)
- (12) Document projects that have archaeological sites (such as the list prepared for the SD Archaeological Center Board). Determine if there is a threshold at which DPLU should bring to project to the HSB for review and recommendation. A good example might be Oak Canyon Estates in Ramona.

Discussion of Goals:

Item (1) – Jim Royle is drafting a set of guidelines

Item (2) – The Sacred Sites Bill Guidelines have incentive ideas that will be looked at by DPLU.

Item (3) – Paul Johnson provided information about façade easements (see below). In addition, next month two properties will be brought to the board to review that may be eligible for this type of easement.

Item (4) – Gail Wright provided a listing of County properties that are listed on the National Register. This list includes the entire county including incorporated entities. Staff will continue to prepare a list of “eligible” properties from the National Register Listing.

- Item (5) – Jim and Donna to update the Power Point presentation. The Liffreing House Home Owners Association is interested in the Mills Act and would like to see the presentation.
- Item (8) – The County's listing of Historic Properties has been added to the web site.
- Item (10) – It was suggested that we ask Steve Estrada to do a presentation on Historic Landscapes.
- Item (12) – Staff is working on documenting projects that have archaeological sites that will be preserved in open space. At this time, DPLU does not have a "threshold" or guidelines that direct staff to bring a project to the board for review and we will proceed on a case-by-case basis. However, next month two DPLU projects (Variances) will be brought to the board for comment.

ITEM 5 – FAÇADE EASEMENTS

Description: Paul Johnson led a discussion on the use of Façade Easements to protect and preserve historic structures. Very few Façade Easements exist in San Diego County and none are outside the San Diego city limits. SOHO owns 10-15; the San Diego Historical Society owns 9 and the City of San Diego owns at least one. These easements were 'the rage' in the 1980's and the interest was because of the Federal tax credits. Owners who instigate the easements would get the main tax break; whereas subsequent owners must maintain the properties but without the tax break. Responsibility to maintain the property falls to the owner; should the owner not live up to that responsibility, the façade easement holder could: A) make the repairs or, B) take the façade easement grantor to court to force repairs. Façade Easements are available only to properties listed on the National Register.

OTHER

ITEM 6 – FUTURE AGENDA ITEMS

- Next meeting will take place on Monday, March 21, 2005.
- Edwards stone house and tower in Julian tentatively to be brought forward for historic designation (Tentative; awaiting documentation from applicant).
- County Open Space Park Wilderness Gardens 1880, historic grist mill foundation, tentatively to be brought forward by County Parks April 18, 2005.
- Training on Sacred Sites Bill Guidelines – Glenn Russell.
- CLG Report Review and Approval.
- Two reports on Historic houses in Rancho Santa Fe

ITEM 7 – ADJOURNMENT

8:25 P.M.

APPROVAL OF BOARD MINUTES:

Chairman, Jim Royle

April 18, 2005

Vice-Chairman, Paul Johnson

April 18, 2005
